

Authorizing sale of unimproved City property in Block 22, 1st Plat of West Seattle Land & Improvement Co. to Neal and Margaret Saffer. (1339 Calif. Way S.W.)

Ordinance No. 109164 73.C:39

AN ORDINANCE authorizing the sale of unimproved City (General Municipal Purpose) property in Block 22, First Plat of West Seattle by the West Seattle Land and Improvement Company, to Neal Saffer and Margaret Saffer, husband and wife. (Arbitrary file address: 1399 California Way Southwest).

6/25/80 - PMS

COMPTROLLER

FILE NUMBER _____

Council Bill No. 101148

INTRODUCED: MAR 17 1980	EXECUTIVE REQUEST
REFERRED: MAR 17 1980	PERSONNEL & PROPERTY MANAGEMENT
REFERRED:	
REFERRED:	
REPORTED: JUN 30 1980	SECOND READING: JUN 30 1980
THIRD READING: JUN 30 1980	SIGNED: JUN 30 1980
PRESENTED TO MAYOR: JUL 1 1980	APPROVED: JUL 11 1980
RETD. TO CITY CLERK: JUL 11 1980	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

LAW DEPARTMENT

PUB (BC)
BLDG.
ENG.
B. O.
A. C.
S. E.
C. O.
LIGHT

ORDINANCE 109164

AN ORDINANCE authorizing the sale of unimproved City (General Municipal Purpose) property in Block 22, First Plat of West Seattle by the West Seattle Land and Improvement Company, to Neal Saffer and Margaret Saffer, husband and wife.

(Arbitrary file address: 1399 California Way Southwest)

WHEREAS the real property hereinafter described was acquired by the City for general municipal purposes (deed accepted by Ordinance 42482); and

WHEREAS the real property is part of the Duwamish Head Greenbelt included in the Greenbelt Plan adopted by City Council Resolution 25670; and

WHEREAS, even though the real property hereinafter described and the abutting owners' property are zoned General Commercial (CG), any development of the hereinafter described property must conform to the Seattle Shoreline Master Plan; and

WHEREAS the purpose of the abutting owners obtaining the real property is to allow them to develop their adjoining property; and

WHEREAS the abutting property owners are willing to accept the surplus property subject to certain deed restrictions required by the City in connection with the lateral support of California Way Southwest and for the protection of the Greenbelt Plan and the Seattle Shoreline Master Plan; and

WHEREAS the Office of Policy Planning (memorandum dated February 2, 1978) and the Superintendent of Buildings have recommended the sale and conveyance of the property to the abutting property owners, Neal Saffer and Margaret Saffer, husband and wife; subject to the restrictions aforesaid; and

WHEREAS the property, provided certain restrictions on its private use are imposed by the deed, is not used or useful for any municipal purpose and is surplus to the City's needs;

Now, therefore

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Superintendent of Buildings is authorized to offer for sale to the abutting property owners, Neal Saffer and Margaret Saffer, husband and wife, the following described real property located in Seattle, King County, Washington:

All that portion of Lot 11, Block 22, First Plat of West Seattle by the West Seattle Land and Improvement Company, according to plat recorded in Volume 3 of Plats, page 2, records of King County, Washington, lying westerly of the following described line: Beginning at a point on the north line of said Lot 11, 43.17 feet west of the north-east corner thereof; thence southerly along a straight line to a point on the south line of said Lot 11, 33.53 feet west of the southeast corner thereof, situated in King County, Washington.

Reserving to the Grantor, an easement to maintain the existing slope on the above described real property for the purpose of providing and maintaining lateral support for California Way Southwest. The Grantees, their heirs, successors or assigns shall not remove or otherwise disturb or replace said slope or existing vegetation thereon unless provision is made:

- (1) for the lateral support of California Way S.W.;
- (2) for compliance with the Grantor's Comprehensive Greenbelt Plan and Shoreline Master Plan; and
- (3) prior written consent and approval therefor is obtained from the Director of Engineering of the City of Seattle.

for no less than its fair market value of Six Thousand and no/100 Dollars (\$6,000.00).

Section 2. After acceptance by the abutting property owners of the offer for sale, the Superintendent of Buildings shall submit to the Mayor, and the Mayor is hereby authorized to execute, and the City Comptroller to attest for and on behalf of The City of Seattle, such form of deed, approved as to form and content by the City Attorney, as may be necessary to effectuate the real property sale herein authorized subject to the restrictions aforesaid.

Section 3. All monies from the sale of said property after reimbursement of the Building Department Operating Fund for the expenses of sale incurred in the administration thereof shall be deposited by the Comptroller into the General Fund.

(To be used for all Ordinances except Emergency.)

Section 4. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 30 day of June, 1980
and signed by me in open session in authentication of its passage this 30 day of June, 1980
[Signature]
President of the City Council.

Approved by me this 11 day of July, 1980
[Signature]
Mayor.

Filed by me this 11 day of July, 1980

Attest: [Signature]
City Comptroller and City Clerk.

(SEAL)

Published

By [Signature]
Deputy Clerk.

Your City, Seattle

Executive Department-Office of Management and Budget

Casey Jones, Director
Charles Royer, Mayor



MAR 5 1980

The Honorable Douglas Jewett
City Attorney
City of Seattle

MAR 5 1980

Douglas N. Jewett
CITY ATTORNEY

Handwritten: 100-014 REQUEST
MAR 5 1980
Signature: Charles Jones
Handwritten: 1089

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: BUILDING

SUBJECT: Sale of Surplus Property at 1399 California Way S.W.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

- (X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.
- () Do not file with the City Council but return the proposed legislation to OMB for our review. Return to _____.

Sincerely,

Charles Royer

By

Signature of Casey Jones
Casey Jones
Budget Director

CJ/lr/waa

Enclosure

cc: Superintendent of the Building Department

Handwritten: Was submitted, reviewing
description correct.
Feb 3 - 12-80

An equal employment opportunity - affirmative action employer.

City of Seattle-Executive Department • Office of Management and Budget • Room 402 Municipal Building • Seattle, Washington 98104 • 625-2551

**Your
Seattle
Building Department**

William J. Justen, P.E., Superintendent
Charles Royer, Mayor

REC'D OMB FEB 28 1980



February 26, 1980

Re: Legislation Request For Sale of Property
(arbitrary file address: 1399 California Way S.W.)

City Council
City of Seattle

Via: Mayor Royer

Attention: OMB

Honorable Members:

The Building Department hereby requests the enactment of the necessary legislation for disposal of City-owned property through a negotiated sale to the abutting owners. This property, arbitrary file address 1399 California Way Southwest, was acquired for general municipal purposes in connection with the lateral support of California Way Southwest (Ordinance No. 42482). It is located just east of California Way S.W. and North of S.W. Atlantic Street and may be seen on Kroll Atlas page 47W.

The property contains approximately 1,000 square feet and is zoned CG (General Commercial). It also comes under the Seattle Shoreline Master Plan. The property is to be used to provide for the necessary rear yard setback requirement desired by the prospective purchasers when this property is added to their existing property.

The property is considered surplus to the needs of the City in light of the restrictions to be imposed on the property and written into the authorizing ordinance and deed draft attached. The proposed restrictions have been found acceptable by the prospective purchasers and our Law Department. In addition to the above, attached is a vicinity map.

We respectfully request that legislation be prepared authorizing the Superintendent of Buildings to offer the property for sale to the abutting owners at the appraised market value of \$6,000.00.

City Council

- 2 -

February 26, 1980

Upon approval of the legislation the necessary documents will be forwarded to the Mayor and City Comptroller for signature, and recorded at the Records Section of King County.

If there are any further questions concerning this property, please contact Ed Lewis of our Property Management Section at 625 - 2556.

Sincerely,



for WILLIAM J. JUSTEN
Superintendent of Buildings

EL:mg

Attachment

Your City, Seattle

Executive Department-Office of Policy Planning

RECEIVED
FEB 6 1978

DEPT. of BUK



MEMORANDUM

February 2, 1978

To: Alfred Petty, Superintendent of Buildings

From: Barbara Dingfield, Director, Office of Policy Planning

Subject: Proposed Sale of Greenbelt Property

BD

We have reconsidered your proposed disposal of Department of Buildings property located at California Way S.W. and S.W. Atlantic Street in a greenbelt area.

We understand that the prospective buyer wishes to acquire the property only to meet the minimum lot size requirements for a structure to be built on adjacent land the buyer owns and will accept any restrictions the City wishes to place on the subject property.

Therefore, it is recommended that the Department of Buildings proceed with the necessary steps to dispose of the property provided that the sale contain restrictions against any development of the property and any substantial disturbance of the existing vegetation on the site.

BD:bfh

cc: Mayor's Office
Legislative Policy Staff, City Council
Walter Hundley, Parks Department

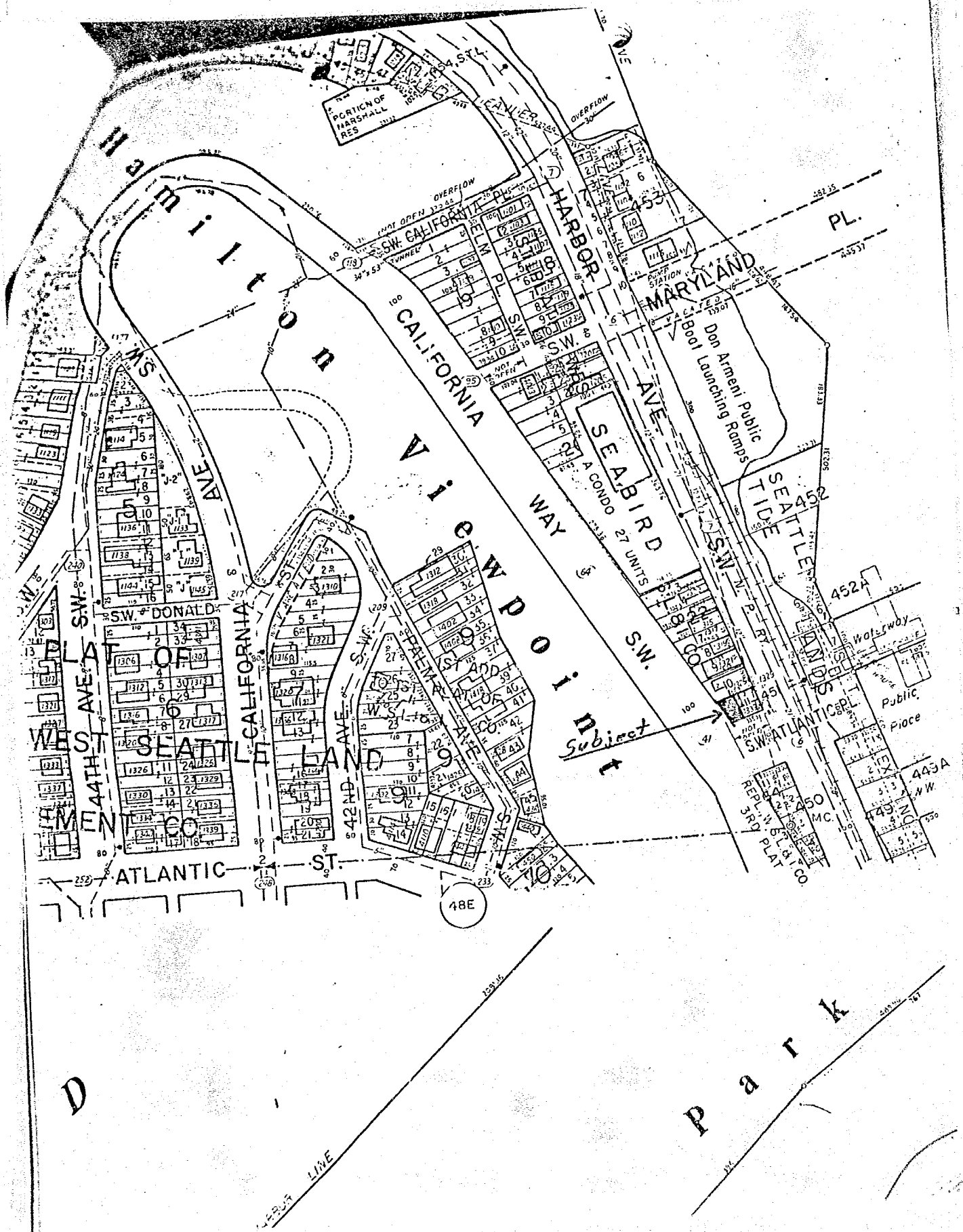
RECEIVED
FEB 8 1978

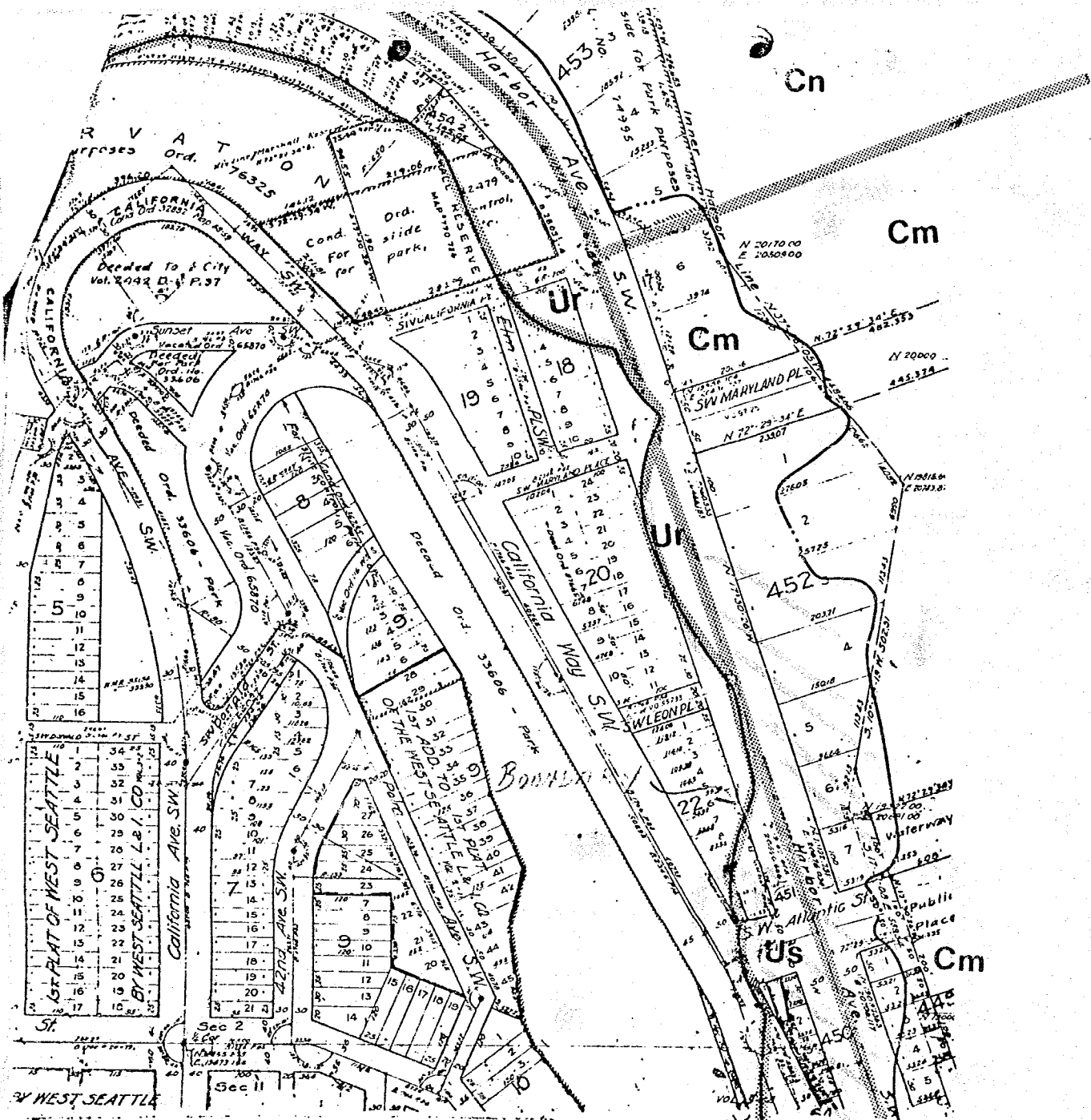
DEPT. OF BUILDINGS
Real Estate & Property
Management

RECEIVED

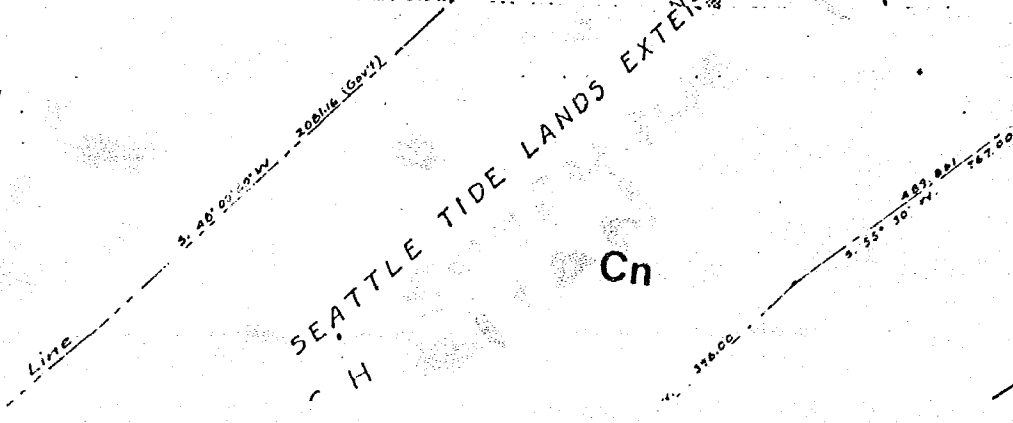
FEB 7 1978

MUNICIPAL FACILITIES



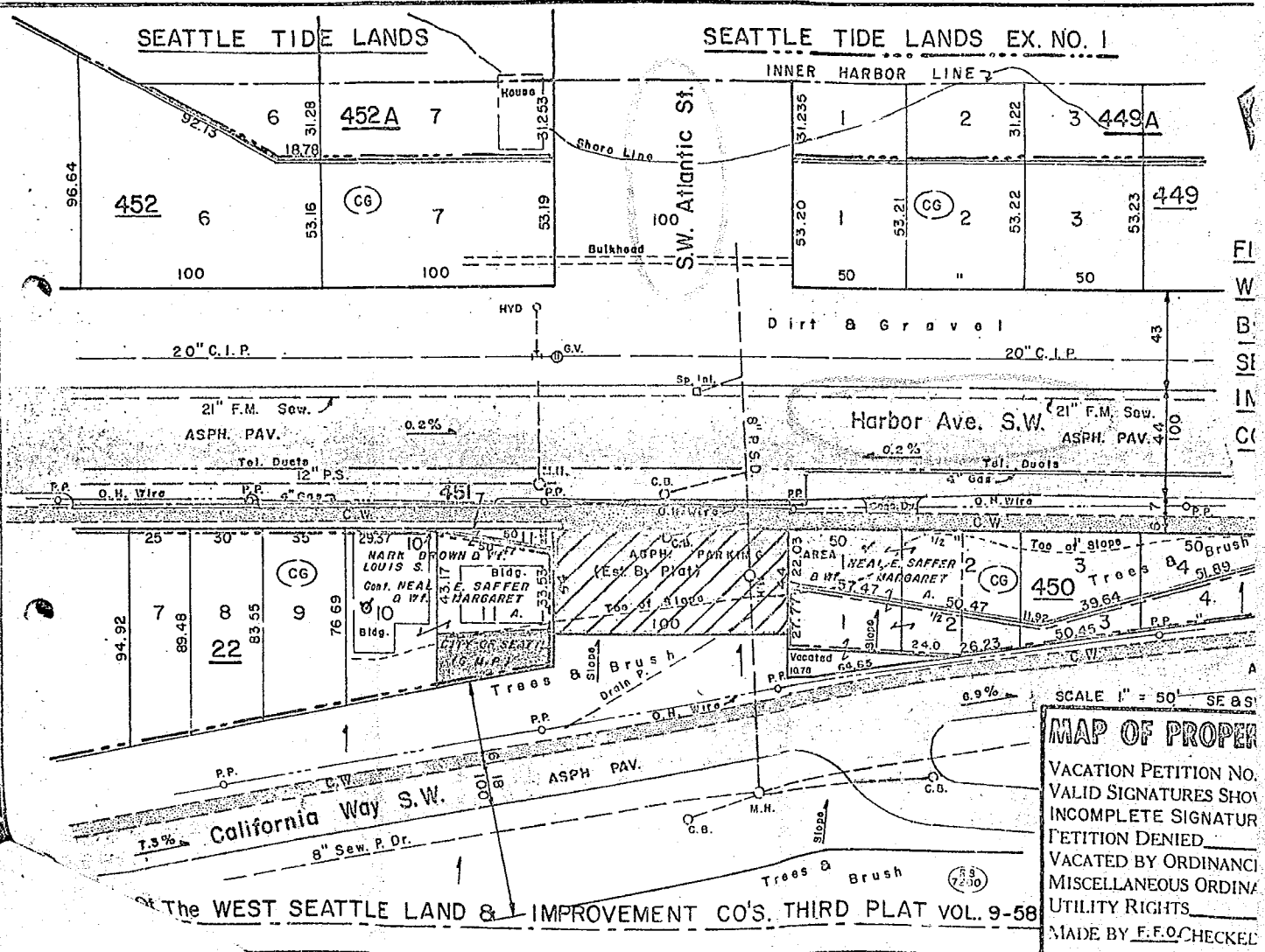


SEATTLE TIDE LANDS EXTENSION



SEATTLE TIDE LANDS

SEATTLE TIDE LANDS EX. NO. 1



SCALE 1" = 50' SE & S

MAP OF PROPER

VACATION PETITION NO. _____

VALID SIGNATURES SHOWN _____

INCOMPLETE SIGNATURES _____

PETITION DENIED _____

VACATED BY ORDINANCE _____

MISCELLANEOUS ORDINANCES _____

UTILITY RIGHTS _____

MADE BY F.F.O. CHECKED BY _____

Of The WEST SEATTLE LAND & IMPROVEMENT CO'S. THIRD PLAT VOL. 9-58

ORDINANCE 109104

AN ORDINANCE authorizing the sale of unimproved City (General Municipal Purpose) property in Block 27, First Plat of West Seattle by the West Seattle Land and Improvement Company, to Neal Saffer and Margaret Saffer, husband and wife.

(Arbitrary file address: 1399 California Way Southwest)

WHEREAS the real property hereinafter described was acquired by the City for general municipal purposes (deed accepted by Ordinance 42482); and

WHEREAS the real property is part of the Duwamish Head Greenbelt included in the Greenbelt Plan adopted by City Council Resolution 25670; and

WHEREAS, even though the real property hereinafter described and the abutting owners' property are zoned General Commercial (CG), any development of the hereinafter described property must conform to the Seattle Shoreline Master Plan; and

WHEREAS the purpose of the abutting owners obtaining the real property is to allow them to develop their adjoining property; and

WHEREAS the abutting property owners are willing to accept the surplus property subject to certain deed restrictions

required by the City in connection with the lateral support of California Way Southwest and for the protection of the Greenbelt Plan and the Seattle Shoreline Master Plan; and

WHEREAS the Office of Policy Planning memorandum dated February 2, 1978) and the Superintendent of Buildings have recommended the sale and conveyance of the property to the abutting property owners, Neal Saffer and Margaret Saffer, husband and wife, subject to the restrictions aforesaid; and

WHEREAS the property, provided certain restrictions on its private use are imposed by the deed, is not used or useful for any municipal purpose and is surplus to the City's needs; Now, therefore

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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All that portion of Lot 11, Block 27, First Plat of West Seattle by the West Seattle Land and Improvement Company, according to plat recorded in Volume 3 of Plats, page 2, records of King County, Washington, lying westerly of the following described line: Beginning at a point on the north line of said Lot 11, 42.17 feet west of the northeast corner thereof; thence southerly along a straight line to a point on the south line of said Lot 11, 33.53 feet west of the southeast corner thereof, situated in King County, Washington.

Reserving to the Grantor, an easement to maintain the existing slope on the above described real property for the purpose of providing and maintaining lateral support for California Way Southwest. The Grantees, their heirs, successors or assigns shall not remove or otherwise disturb or replace said slope or existing vegetation thereon unless provision is made:

- (1) for the lateral support of California Way S.W.;
- (2) for compliance with the Grantor's Comprehensive Greenbelt Plan and Shoreline Master Plan; and
- (3) prior written consent and approval therefor is obtained from the Director of Engineering of the City of Seattle.

for no less than its fair market value of Six Thousand and no/100

Dollars (\$6,000.00).

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Section 3. All monies from the sale of said property after reimbursement of the Building Department Operating Fund for the expenses of sale incurred in the administration thereof shall be deposited by the Comptroller into the General Fund.

Section 4. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 30th day of June, 1980, and signed by me in open session in authentication of its passage this 30th day of June, 1980.

PAUL KRAABEL,
President of the City Council.

Approved by me this 11th day of July, 1980.

CHARLES ROYER,
Mayor.

Filed by me this 11th day of July, 1980.

Attest: TIM HILL,
City Comptroller and City Clerk.

(Seal) By: G. C. GEISERT,
Deputy Clerk.

Publication ordered by TIM HILL, Comptroller and City Clerk.
Date of Official Publication in the Daily Journal of Commerce,
Seattle, July 16, 1980. (C-456)

CSS 20, 14

The City of Seattle--Legislative Department

MR. PRESIDENT:

Your Committee on

**PERSONNEL AND PROPERTY
MANAGEMENT**

Date Reported
and Adopted

JUN 30 1980

to which was referred C.B. 101148

Authorizing the sale of unimproved City (General Municipal Purpose) property in Block 22, First Plat of West Seattle by the West Seattle Land Improvement Company, to Neal Saffer and Margaret Saffer, husband and wife. (Arbitrary file address: 1399 California Way Southwest)

6/25/80 - P

H. Dolores Sison

Chairman

Chairman

Committee

Committee

C-456

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 109164

was published on July 15, 1980

B. Plan
Subscribed and sworn to before me on

July 16, 1980

J. Mahalyo
Notary Public for the State of Washington,
residing in Seattle.